



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Approve the issuance of a Request for Proposal (RFP) from qualified consultants to prepare an Environmental Impact Report for the Electric Utility Department Power Line Project

**MEETING DATE:** March 4, 2009

**PREPARED BY:** Community Development Director

**RECOMMENDED ACTIONS:** Authorize the City Manager to solicit proposals from qualified consultants to prepare an Environmental Impact Report for the Electric Utility Department 60 KV Power Line Project.

**BACKGROUND INFORMATION:** The City of Lodi Electric Utility Department is proposing to construct a new 60 KV power line from the White Slough area to the City. The line would extend five to six miles depending on final route, with most of the line constructed outside of the City limits.

The construction of this type of power line is considered a project under the California Environmental Quality Act. Based on the potential for controversy and out of an abundance of caution, staff feels it is prudent to engage the services of a consultant to prepare the required document.

The Request for Proposal is attached. Proposals will be due on March 31, 2009. We anticipate the preparation of the document to take up to 10 months. Staff will return to the City Council with a recommendation to award the contract.

**FISCAL IMPACT:** There will be no fiscal impact to the City's General Fund. The cost of the Environmental Impact Report will be charged to the Electric Utility Department.

**FUNDING AVAILABLE:** Funding for this work will be coming from CIP Account **161687**. An appropriation will be made at contract award.

Konrad Bartlam  
Community Development Director

Cc: George Morrow, Electric Utility Director

Attachment:

1. Request for Professional Services Letter

APPROVED:

Blair King, City Manager

CITY COUNCIL

LARRY D. HANSEN, Mayor  
PHIL KATZAKIAN,  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
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# CITY OF LODI

## Community Development Department

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6714 – Building  
(209) 333-6711 – Planning & Community Improv  
(209) 333-6842 - Fax  
[www.lodi.gov](http://www.lodi.gov)

BLAIR KING, City Manager  
RANDI JOHL, City Clerk  
D. STEPHEN SCHWABAUER  
City Attorney

## REQUEST FOR PROFESSIONAL SERVICES

March 4, 2009

The City of Lodi invites your firm to respond to a Request for Proposal (RFP) to prepare an Environmental Impact Report (EIR) for the City of Lodi Electric Utility "Lodi West 60 KV Power Line Project". The following is a general description of the project and scope of work.

### PROJECT DESCRIPTION

The City of Lodi Electric Utility Department is proposing to construct a new 60 KV power line that will provide the City of Lodi with an alternative source of electric supply. Currently, the City has a single source of electrical supply, a line that runs east from the City to a PG&E substation several miles out in the County. This line has experienced several failures in the past years that have resulted in the loss of power to the entire City. In order to insure a more reliable supply of electricity, the City is proposing to construct an additional power line that will connect the City to the regional power grid at a second location, providing an alternate electric supply in the case of an accidental interruption of one of the lines.

The plan is to construct a new line west from the City to a location adjacent to the major statewide distribution lines that run parallel to Interstate 5 (I-5). The line would extend 5 to 6 miles depending on the final route, with most of the line constructed outside of the City limits. The majority of the route will be across agricultural areas located within the jurisdiction of San Joaquin County. The preferred routes will terminate at the City's White Slough Wastewater Treatment Facility property located adjacent to and west of I-5. From this location, the new power line can tie into the statewide power grid. The White Slough property is a non-contiguous part of the City Lodi.

The Electric Utility Department (EUD) has done at least two route studies that analyze various possible routes and discuss the pros and cons of the alternative routes. They have also conducted several scoping sessions with various public and private agencies; as well as affected landowners to get feedback on the project and determine what permits will be required. This information can be utilized as back round for the EIR preparation. We have included one of the studies that briefly summarize the various routes and has a project description.

### GEOGRAPHIC SCOPE

The area that will be analyzed will be the area west of the City of Lodi, between the current City limits and I-5. This is a largely rural agricultural area planted in vineyards, row and field crops. There are scattered residences, particularly adjacent to roadways and some small wineries and other agricultural related businesses. There are also two small private airports and State Highway 12 that crosses the area. The City has looked at seven alternative routes but has selected a preferred route and a couple of possible alternatives

### EXPECTATIONS OF CONSULTING SERVICES

The City of Lodi is seeking a professional consultant firm to provide environmental services for the proposed project. The City anticipates the need to prepare an EIR that analyzes the impacts of the

proposed power line projects. The EIR will focus on the preferred route but will also include a brief analysis of alternative routes. The consultant will be responsible for all aspects of the EIR process beginning with the NOP/IS through certification of the Final EIR by the City Council. The scopes of work are described in detail below.

#### 1. PROJECT INITIATION

The consultant will meet with the City of Lodi staff to initiate the environmental process, to clarify the project description, to identify key stakeholders and issues and to brainstorm work program elements. Upon approval, the consultant firm will regularly coordinate with City staff to manage work flow and budget expenditures. Meetings can be in-person or by conference call depending on what is determined to be most efficient. Prior to contract initiation, City staff and consultant will finalize the scope of work, budget and schedule for the project.

#### 2. NOP/IS PREPARATION AND SCOPING MEETING

The consultant shall prepare an NOP and Initial Study that shall be distributed to all responsible agencies, affected property owners and interested parties. The consultant shall be responsible for all printing and mailing of the NOP/IS. Following the notification period, the City will conduct a Scoping Meeting that will be attended by the consultant.

#### 3. DATA COLLECTION

The consultant will review all planning and technical documents provided by the City relevant to the project area in order to understand the project context. The City will also provide the consultant with any available electronic mapping/GIS files of the project area.

#### 4. PREPARE ENVIRONMENTAL IMPACT REPORT

An EIR will be prepared that provides an environmental analysis on the power line routes and identify all potential environmental impacts. In preparing the EIR, the consultant will analyze project impacts and suggest mitigation measures as necessary to alleviate potentially significant impacts. A full-scope EIR will be prepared which includes the Notice of Preparation, an Initial Study, an Administrative Draft EIR, a Public Review Draft EIR, a Notice of Availability, a Final EIR/Response to comments and a Notice of Determination. The consultant shall be prepared to provide two rounds of review for both the Administrative Draft and Final EIR/response to comments.

The consultant will prepare a screen check Draft EIR for City staff review prior to preparing the Draft EIR for distribution. The City will review the screen check Draft EIR and make their corrections or comments on the documents and transmit them to consultant. The consultant will incorporate the comments into the Draft EIR that will be distributed.

The consultant will be responsible for delivering the required number of documents to the State Clearinghouse along with a Notice of Completion for the required distribution. Concurrently, the consultant will prepare a Notice of Availability of the Draft EIR for the City to publish, distribute and post with the County Clerk.

Following the completion of the public review period on the Draft EIR, the consultant will prepare responses to all comments that were received regarding the Draft EIR. The consultant will coordinate all responses with City staff to insure that responses are consistent with the City's approach.

#### 5. PREPARE A MITIGATION MONITORING PROGRAM

A Mitigation Monitoring Program must be prepared as part of the Final EIR. The Mitigation Monitoring Program will identify the required mitigation measures, the party responsible for implementing the mitigation, and the timing and method of monitoring compliance. The consultant shall coordinate the preparation of the Mitigation Monitoring Program with City staff to insure agreement with the monitoring program.

## 6. MEETING ATTENDANCE

The EIR consultant may be required to attend a meeting with outside public agencies to provide environmental information relative to required permits or approvals. The consultant may also be required to attend a meeting with property owners or other members of the public to explain the EIR document or process. These meetings can be shown as a separate line item and budgeted on a time and materials basis.

## 7. PRESENTATIONS AND STAFF REPORTS TO THE PLANNING COMMISSION AND CITY COUNCIL

Hearings will be held before the Planning Commission and City Council. For the purposes of this proposal, the consultant should anticipate at least four (4) public hearings (2 Planning Commission, 2 City Council). Each meeting shall be separated into its own line item in the event that fewer meetings are needed. The consultant will prepare all necessary background reports and graphics; and make presentations to the Planning Commission and City Council, as needed. The consultant shall be prepared to meet with City staff via telephone and/or in person on a periodic basis or as needed until the work is complete.

## 8. DELIVERABLES

The consultant will prepare and deliver four (4) bound, one (1) master reproducible copy and one (1) electronic version to the City for each round of staff review. The consultant will also provide the City with 25 hardcopies of both the Draft EIR and the Final EIR for distribution, including all required attachments; one (1) unbound reproducible master copy and one (1) electronic version of both documents. The consultant shall include a budget of 5% of gross bid for reproduction and distribution costs.

## BUDGET AND TIMING

The City is seeking a firm that can provide a thorough and legally defensible EIR while respecting the City's fiscal constraints and project schedule. The City anticipates having the project EIR complete within twelve (12) months of contract execution. In this review process, staff is requesting proposals from firms that are the most qualified to complete the said tasks within the budget and timeline requested. After a review of the proposals, staff will recommend a firm to the City Council from those responding.

## SUBMITAL DUE DATE

The deadline for submittal will be no later than 5:00 p.m. on Thursday, March 31, 2009.

Please submit three hard copies and one CD of the complete response package with the following materials:

- Proposed Scope of Work, including estimated time for completion of milestones.
- Company/Team Bio (brief)
- Relevant Prior Projects/Experience
- Schedule and Timetable
- Budget

If you have any questions regarding the project please do not hesitate to call David Morimoto at (209) 333-6711 or e-mail at [dmorimoto@lodi.gov](mailto:dmorimoto@lodi.gov).

Sincerely,

Konradt Bartlam  
Interim Community Development Director

Attachment: Route Description report